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# A1/A3 UNIT TO LET IN HAMMERSMITH

## 5 HAMMERSMITH ROAD, LONDON W14 8XJ



## Location:

The premises are situated in a prominent location opposite Olympia Exhibition Centre between Hammersmith Broadway and Kensington High Street.

There are a number of offices in the surrounding area including Harrods, Virgin, Regus, Playtech and Priory Group, with nearby retailers including Tesco Express and Pret A Manger.

## **Accommodation:**

The unit is arranged over a ground floor and basement only and has the following approximate net internal areas:

Ground floor:	500 sq. ft.	(46.45 m <sup>2</sup> )
Basement:	697 sq. ft.	(64.75 m <sup>2</sup> )

## Use:

The retail premises benefits from A1/A2/A3 planning consent. Alternative uses may be considered subject to planning.

#### Rent:

£40,000 per annum exclusive

#### Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

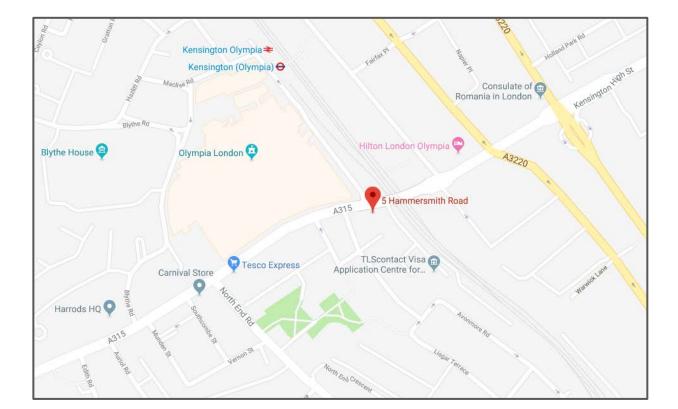
Each party to bear their own legal costs.

## Viewings:

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